

# 17A Downside Crescent, NW3 2AN



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Photo 1- Rear Garden Showing Building Platform



Photo 2- Rear Garden Showing Building Platform



Photo 3- Rear Garden Showing Building Platform

|  |                            |   |  |
|--|----------------------------|---|--|
| <b>Delegated Report</b><br>(Member Briefing Report)                      |                            | <b>Analysis sheet</b><br>N/A                                      | <b>Expiry Date:</b><br>12/02/2016              |
|  |                            |   | <b>Consultation Expiry Date:</b><br>14/01/2016 |
| <b>Officer</b><br>Tessa Craig  |                            | <b>Application Number(s)</b><br>2015/6928/P                       |  |
| <b>Application Address</b><br>17A Downside Crescent<br>London<br>NW3 2AN |                            | <b>Drawing Numbers</b><br>7787 P 201 and Design Access Statement. |  |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b>            |
|  |                            |   |  |
| <b>Proposal(s)</b><br><br>Erection of timber outbuilding in rear garden  |                            |   |  |
| <b>Recommendation(s):</b>  | Grant Planning Permission  |   |  |
| <b>Application Type:</b>   | Full Planning Permission   |   |  |

|   |   |           |                  |           |                   |           |
|---|---|-----------|------------------|-----------|-------------------|-----------|
| <b>Conditions or Reasons for Refusal:</b>                             | <b>Refer to Draft Decision Notice</b>   |           |                  |           |                   |           |
| <b>Informatives:</b>  |   |           |                  |           |                   |           |
| <b>Consultations</b>  |   |           |                  |           |                   |           |
| <b>Adjoining Occupiers:</b>   | No. notified  | <b>17</b> | No. of responses | <b>04</b> | No. of objections | <b>03</b> |
| <b>Summary of consultation responses:</b>                             | <p>A site notice was displayed on 24/12/2015- 14/01/2016 and a press notice was advertised on 24/12/2015.</p> <p>Letters were sent to 17 adjoining neighbours' and three objections were received from 15 Downside Crescent, 17 Downside Crescent and 19c Downside Crescent. The objections are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Size and loss of garden space (see 2.4);</li> <li>• Location (see 2.4);</li> <li>• Layout see 2.4);</li> <li>• Tree removal (see 2.5);</li> <li>• Shed use might not be storage (see 2.7);</li> <li>• Loss of light (see 2.7);</li> <li>• Security (see 2.8);</li> <li>• Restricting garden access (see 2.4);</li> <li>• Out of character with area (see 2.4);</li> <li>• Noise; and</li> <li>• Loss of amenity (see 2.7).</li> </ul> |           |                  |           |                   |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small> | Parkhill/Upper Park CAAC- No objection.   |           |                  |           |                   |           |

## **Site Description**

The subject site is located on the west side of Downside Crescent and is a brick semi-detached property which is subdivided into two flats. The property is within the Parkhill and Upper Park Conservation Area and is a positive contributor to the area. The building is not listed.

## **Relevant History**

2015/5387/P- Installation of a conservation roof light to side slope. Granted, 25/11/2015.

2004/4838/P- Erection of dormer in the rear roofslope. Granted, 24/12/2004.

2004/2763/P- The erection of a rear dormer window with terrace and installation of side facing roof light. Refused, 17/09/2004.

## **Relevant policies**

### **National Planning Policy Framework 2012**

#### **The London Plan March 2015**

#### **LDF Core Strategy and Development Policies 2010**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

#### **Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for an outbuilding in the rear garden of the subject site. The proposed timber garden shed would be 5m by 3m (15sqm) and 2.2m high with two double doors opening toward the house.

### 2.0 Assessment

- 2.1 The main issues to be considered are the proposed design and its impact on the conservation area and the impact on neighbours' amenity.

#### Design and Conservation Area

- 2.2 Camden Planning Guidance states that the construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens, can often have a significant impact upon the character of an area. The Council therefore seek to ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host and surrounding gardens.

- 2.3 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy advises

“Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained. Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.”

- 2.4 The rear garden is approximately 180sqm; therefore the proposed outbuilding would occupy 8.3% of the garden area. The proposed outbuilding is to be located in the south west corner of the rear garden. At this location, the outbuilding would not be visible from the public realm. The outbuilding is considered a reasonable size, sited in an appropriate location away from residential windows and designed to use materials sympathetic to the conservation area and which minimise the visual impact. Given its location, at the far end of the garden area, the proposal is not considered harmful to the character and appearance of the property or the conservation area generally.

- 2.5 The applicant has not proposed to remove any trees as part of the development.

#### Amenity

- 2.6 CPG6 Amenity states: “Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

- 2.7 Given the modest height, lack of any windows and proposed use for storage, the outbuilding is considered acceptable in terms of amenity. The outbuilding would not overshadow



residential windows due to the distance from the structure to nearest windows or result in a loss of privacy as it does not include any glazed windows to look out from. A condition of consent shall require the outbuilding only be used for ancillary purposes and not be used for residential accommodation.

2.8 Whilst some noise may be generated when using the shed, it would be for a limited period of time whilst items are being stored or taken out of storage. Given the distance from the residential windows and that the use is ancillary to the residential property, the proposal is considered acceptable in terms of noise. The outbuilding is not considered to raise security issues. Whilst access would be via the side passage, the upper floor flat already has access of this passage for use of the rear garden.

### **3.0 Recommendation**

3.1 The proposed garden outbuilding would comply with relevant design and amenity policies and consequently conditional approval is recommended.

### ***DISCLAIMER***

***Decision route to be decided by nominated members on Monday 1<sup>st</sup> February 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Emrah Ozan  
Tecon Ltd  
116a High Street  
Edgware  
Middlesex  
HA8 7EL

Application Ref: **2015/6928/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

27 January 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**17A Downside Crescent  
London  
NW3 2AN**

**DECISION**

Proposal:  
Erection of timber outbuilding in rear garden  
Drawing Nos: 7787 P 201 and Design Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise

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specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

7787 P 201 and Design Access Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of No. 17A Downside Crescent and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**